

**182 Alanvale Road, Newnham, Tas 7248**

**House For Sale**

Friday, 22 March 2024

182 Alanvale Road, Newnham, Tas 7248

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



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## Offers Over \$490,000

Welcome to a well appointed residence which offers a practical blend of modern comfort with all the extras, situated on a generous 872m<sup>2</sup> parcel of land. With 3 bedrooms, 1 bathroom, and ample living space, this residence is ideal for families seeking both convenience and style.

**Key Features:**

- \* **Bedrooms:** This home boasts three well-appointed bedrooms, each featuring built-in robes, providing ample storage space and ensuring organization and convenience.
- \* **Bathroom:** Enjoy the luxury of a brand-new bathroom adorned with floor-to-ceiling tiles and modern appliances, promising a rejuvenating experience every day.
- \* **Kitchen:** The heart of the home has been tastefully renovated, showcasing modern appliances and sleek finishes. Whether you're a culinary enthusiast or enjoy casual dining, this kitchen caters to all your needs.
- \* **Living Area:** Experience seamless flow between the open-plan kitchen and living area, creating an inviting space for relaxation and entertainment.
- \* **Outdoor Entertaining:** Entertain guests or simply unwind in the outdoor entertaining area, perfect for hosting barbecues and gatherings.
- \* **Low Maintenance Yard:** Embrace hassle-free living with a low-maintenance yard, allowing you to spend more time enjoying your home and less time on upkeep.
- \* **Garage/Workshop:** A standout feature of this property is the large garage/workshop, offering ample space for storing tools, equipment or important assets. Additionally, two additional storage rooms provide further convenience and the space can also be utilised as a separate entertaining area to the main house.
- \* **Heating and Cooling:** Stay comfortable year-round with wood fire heating and a heating and cooling inverter, ensuring a cozy ambiance during the cooler months and refreshing relief in summer.
- \* **Flooring:** Revel in the modern aesthetic and easy maintenance provided by new floating floorboards throughout the home, combining style with functionality.

**Location:** Situated within close proximity to a range of amenities including schools, University of Tasmania Campus, Tafe, shops, parks, and public transport options. With convenient access to major roads, commuting to surrounding areas is a breeze, making this location ideal for families and professionals alike. Don't miss the opportunity to make this beautifully renovated property your new home. Contact us today to arrange a viewing and experience the lifestyle on offer at 182 Alanvale Road, Newnham.